

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

|                  |                                                                          |                      |                 |
|------------------|--------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR RICHARD SMITH                                                         | <b>Code Number</b>   | WRO P/2022/0019 |
| <b>Agent</b>     | MR RICHARD SMITH<br>115<br>CONWAY ROAD<br>LLANDUDNO JUNCTION<br>LL31 9NH | <b>Date Received</b> | 03/01/2022      |
|                  |                                                                          | <b>Decision Date</b> | 01/06/2022      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

30, TOWN HILL, WREXHAM, LL13 8NB

#### **Description of application**

FFENESTRI A DRYSAU NEWYDD A GRISIAU ALLANOL NEWYDD (RHANNOL OL-WEITHREDOL) / NEW EXTERNAL STAIRCASE AND REPLACEMENT WINDOWS AND DOOR (PARTLY IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                 |
|------|---------------------------------|
| EC7  | Conservation Areas              |
| GDP1 | Development objectives          |
| PS1  | Settlement limits               |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 01/06/2022 | Planning permission issued |

#### **Particulars of decision that permission be GRANTED**

##### **Subject to the following:-**

#### **Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing received 12 January 2022 and as contained within the application documentation.
2. Within 6 months of the date of this permission the existing uPVC windows on the front elevation shall be replaced in accordance with proposed window details shown on the approved plans.
3. Within 3 months of the date of this permission the screening proposed in the application shall be applied to the hand rails and frame of the rear external staircase as proposed in the application and thereafter retained.

|                  |                                                                          |                 |                 |
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|                  |                                                                          | <b>Date</b>     | 03/01/2022      |
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|                  |                                                                          | <b>Date</b>     | 01/06/2022      |

### Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in accordance with Policies GDP1 EC7 and PS2 of the Wrexham Unitary Development Plan.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

### Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: [healthandhousing@wrexham.gov.uk](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of

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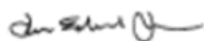
construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised to make adequate provision for the collection of the household refuse from the premises.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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